

प्रारंभ संधारकेत विकास नोंदाना

(बगळलेल्या भागाची) - सावदा

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६

चे कलम ३१(१) अन्वये मंजुर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस-३५०३/२२५८/प्र.क्र.६०/०४/नवि-९,

मंदालय, मुंबई : ४०० ०९९,

दिनांक : ०२ मार्च, २००६.

शासन निर्णय :- सोबतच्या दोन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग
असाधारण राज्यप्रात प्रसिद्ध करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

ग्रन्थांग

(मनोहर भार्गवे)

कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नाशिक विभाग, नाशिक,

संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगररचना, नाशिक विभाग, नाशिक,

(त्यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या नकाशाच्या आवश्यक प्रती शासनास सत्वर सादर कराव्यात)

जिल्हाधिकारी, जळगांव.

सहायक संचालक नगर रचना, जळगांव शाखा, जळगांव.

मुख्याधिकारी, सावदा नगरपरिषद, सावदा जिल्हा जळगांव.

व्यवस्थापक, शासकीय मुद्रणालय येरवडा कारागृह, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतच्या शासकीय अधिसूचना महाराष्ट्र शासनाच्या राज्यप्रात भाग-१ नाशिक विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना, नाशिक विभाग यांना पाठवाव्यात.)

कक्ष अधिकारी, नवि-२९ त्यांना विनंती करण्यात येते की, सदरची अधिसूचना विभागाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 2nd March, 2006.

No. TPS-3503/1258/CR-60(A)/04/UD-9.

Whereas in accordance with sub-Section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned part of the Draft Development Plan of Savda (Revised) vide Government Notification, Urban Development Department, No. TPS-3503/1258/CR-60(B)/04/UD-9, dated 13th June, 2005 published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 14th July, 2005 on page Nos.797 to 800;

And whereas, the Government of Maharashtra by its Notice, Urban Development Department, No. TPS-3503/1258/CR-60(C)/04/UD-9, dated 13th June, 2005 published in Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 14th July, 2005 at page Nos. 800 to 805 and announced its intention to publish excluded part of the draft Development Plan of Savda (Revised) (hereinafter referred to as "the said excluded part of Savda") alongwith a plan showing therein the modifications proposed by Government invitng objections and suggestions from public as provided in second proviso to sub-Section (1) of Section 31 of the said Act;

And whereas, in accordance with sub-Section (2) of Section 31 of the said Act, Government had appointed an Officer to hear person or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as "the said Officer") vide Government Notification, Urban Development Department, No. TPS-3503/1258/CR-60(C)/04/UD-9, dated 13th June, 2005 appeared in the Maharashtra Government Gazette, Nashik Divisional Supplement dated 14th July, 2005 at page Nos. 800 to 805;

And whereas, in exercise of the powers conferred under the first proviso to sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department, No. TPS-3503/1258/CR-60(A)/04/UD-9, dated 2nd March, 2006 has extended the period for sanctioning the Draft Development Plan of Savda (Revised) (Excluded Part) for a period upto and inclusive of 2/3/2006;

And whereas, in accordance with sub-Section (3) of Section 31 of the said Act, Government has taken into consideration the objections and suggestions received and the report of the said Officer;

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Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby,

- (a) Sanctions the Draft Development Plan of the said excluded part of Savda (Revised) as specified in the Schedule (I) annexed hereto which shall be the final Development Plan for the said Excluded Part of Savda (Revised),
- (b) Fixes the date 20/4/2006 to be the date on which the final Development Plan of the said Excluded Part of Savda (Revised) shall come into force.

Note : Copies of plan of final Development Plan of the said Excluded Part of Savda (Revised) as modified and sanctioned by the State Government with the modifications shown on the plan in Orange colour have been kept open for inspection by the public during working hours for a period of one month at the office of the Municipal Council, Savda.

M.Bhargave
(Manohar Bhargave)
Section Officer

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 2nd March, 2006.

No. TPS-3503/1258/CR-60(A)/04/UD-9.

Whereas the Savda Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the area within its jurisdiction has submitted the Revised Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") to the State Government under sub-Section (1) of Section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") on 12th April, 2001;

And whereas, in accordance with the provision of sub-Section (1) of Section 31 of the said Act, the said Draft Development Plan of the said Council is required to be sanctioned not later than one year from the date of its receipt from the Planning Authority or in accordance with the proviso to sub-Section (1) of Section 31 of the said Act, within any such further period as may be specified by the State Government;

And whereas, the Government vide Notification, Urban Development Department's No. TPS-3503/1258/CR-60(B)/04/UD-9, dated 13th June, 2005 appeared in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 14th July, 2005 at page Nos. 798 to 800 has sanctioned part of the Draft Development Plan of Savda (Revised);

And whereas, Government vide Notice, Urban Development Department's No. TPS-3503/1258/CR-60(C)/04/UD-9, dated 13th June, 2005 published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 14th July, 2005 at pages 800 to 805 has published the excluded part of the draft Development Plan of Savda (Revised) for inviting suggestions/objections from public under second proviso to sub-Section (1) of Section 31 of the said Act;

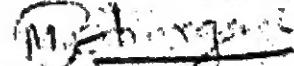
And whereas, the Government of Maharashtra has extended the time limit for sanctioning the said draft Development Plan under sub-Section (1) of Section 31 of the said Act upto and inclusive of 13th June, 2005 vide Government Notification, Urban Development Department's No. TPS-3503/1258/CR-60(A)/04/UD-9, dated 13th June, 2005;

Now, therefore, in exercise of the powers conferred upon the State Government under the proviso to sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according

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sanction to the said Draft Development Plan (Excluded Part) of the said Council upto and inclusive of 2nd March, 2006.

By order and in the name of Governor of Maharashtra,


(Manohar Bhargave)
Section Officer

**Development Plan of Excluded Part, Savda (Revised)
Accompaniment to G.R.No. TPS-3609/1258/ICR-SD/APPUD-S, dt. 23/2/2006.**

**SCHEDULE I
Modifications sanctioned by Government**

Sr. No.	Excluded Part No.	D.P. proposal as per published plan u/s 26 of M.R. & T.P. Act 1988.	Proposals of substantial nature as proposed by Govt u/s 31 of M.R. & T.P. Act 1988	Modification sanctioned by Government under Section 31(1) of M.R. & T.P. Act, 1988
1.	EP-1	Site No.40 (Children's Play Ground)	Site No.40 (Children's Play Ground) to be reinstated as per published plan u/s 26.	Sanctioned as proposed.
2.	EP-2	Site No.26 (Primary School, Play Ground & front side Shopping)	15 mt. wide East-West strip of land along South side road is proposed to be reserved as shopping Centre (Site No.28/1) and rest of area to be reserved for Garden Site No.26	Site No.28A, Shopping Centre is sanctioned as proposed and site No. 26, Garden is redesignated as Primary School & Play Ground.
3.	EP-3	Site No.21 (Shopping Center)	Eastern portion of site No.21 is proposed to be deleted & included in residential zone. As shown on plan	Sanctioned as proposed.
4.	EP-4	Site No.39 (Play Ground)	Site No.39 (Play Ground) is proposed to be reinstated as per Published plan u/s 26. New Site No.39 (Play ground) proposed by Municipal Council to the south zone & new site No.39 of site No.37 while submitting draft D.P.u/s 30 is deleted and land there is proposed to be included in residential zone.	Sanctioned as proposed.
5.	EP-5	Site No.37 (Civic Centre)	Site no.37 (Civic Centre) is proposed to be redesignated as Primary School & Play Ground.	Sanctioned as proposed.
6.	EP-6	Site No.29 (Primary School)	Site No.29 is proposed to be reinstated as "Primary School" as per published Plan u/s 26.	Sanctioned as proposed.
7.	EP-7	Site No.25 (Childrens Play Ground)	Site No.25 is proposed to be reinstated as "Children's Play Ground " as per published Plan u/s 26.	Sanctioned as proposed.

			Residential Zone	
8.	EP-8	Site No.31 (Rural hospital)	Site No.31 (Rural Hospital) is proposed to be reinstated as per published plan u/s 26 and appropriate authority is proposed as "District Civil Surgeon."	Sanctioned as proposed.
9.	EP-9	Site No.20 (Shopping Centre)	Western portion as shown on Plan is proposed to be deleted & included in Public-Semi public Zone.	Reinstated as Site No.20, Shopping Centre as per published plan under Section 26 of Maharashtra Regional & Town Planning Act, 1986.
10	EP-10	Site No.18(Govt office)	An area approx. 0.32 Ha. to the East side (Road side) from site No.18 is proposed to be reserved for shopping centre (Site No.18.4) & remaining area is proposed to be reserved for Govt. Office (Site No.18).	Sanctioned as proposed.
11	EP-11	Site No.36 (Civic Centre)	Site No.36 (Civic Centre) is proposed to be deleted and included in Residential Zone.	Site No.36 (Civic Centre) is proposed to be reinstated as per published plan u/s 26
12	EP-12	Site No.27 (Municipal Office)	Site No.27 Municipal office	Site No.27 is proposed to be redesignated as (Municipal Offices & Civic Center)
13	EP-13	Site No.24 (Play Ground)	Site is proposed to be deleted & included in Residential Zone	Site No.24 is proposed to be reinstated as 'Play Ground' as per published plan u/s 26.
14	EP-14	Residential Zone on S.No.17,S.No.20, S.No.17,S.No.20, S.No.23	Residential Zone on S.No.17, S.No.20, S.No.23	New 15mt wide North-South D.P. road is to be proposed in front of Site No.1 & 2 (East side) as shown on plan.
15	EP-15	Site No.44 (Municipal Purpose)	Site No.44 (Municipal Purpose)	Site No.44 is proposed to be deleted & land so released is included in Public-Semi public Zone.
16	EP-16	Site No.9 (Veg. Market & Shopping Center)	Site No.9 (Veg. Market & shopping Centre)	Site No.9 is proposed to be redesignated as Shopping Centre.
17	EP-17	Site No.16 (Lawn)	Site No.16 Lawn	A 24 mt. wide new North-South D.P. road to the East of Site No.16 is to be proposed as shown on plan.
18	EP-18	Cremation Ground (Site NO.33)	Cremation Ground Site No.33	Excluding the portion of Existing Cremation Ground (as per ELU map), a new Site No.33 (Extension to Existing Cremation Ground) is to be proposed as

19	EP-19	Site No.8 (Garden)	Site No.8 (Garden)	shown on Plan. Area to the North-West to existing nala running through Site No.8 (Garden) is proposed to be deleted & included in road area as shown on plan.	Sanctioned as proposed.
20	EP-20	Residential Zone party & party road land....	Residential Zone party & party road land....	New site No.62 (Parking) is to be proposed as shown on the plan.	Sanctioned as proposed.
21	EP-21	Site No.54 (Garden)	Site No.54 Garden	Out of total area @ 0.64 Ha., eastern portion adjacent to Thorgaon Road @ 0.32 Ha. is to be proposed for Cultural Center (Site No.54A) as shown on plan.	Sanctioned as proposed.
22	EP-22	Site No.41 (Vegetable Market) Site No.42 ,43,46 (Shopping Center)	Site No.41(Vegetable Market) Site No.42 ,43,46 (Shopping Center)	Site No.41,42,43 are proposed to be delegated and land so released is proposed to be included in Commercial Zone. Out of total area 0.09 Ha. of Shopping Centre (Site No.46) an area approximate 0.03 Ha. to the Northern side is redesignated as Shopping Centre	Sanctioned as proposed.
23	EP-23	Nil	Nil	While submitting Draft Development Plan the Planning Authority has not included following provision in there building by-laws and Development Control Rules. Following new provisions are to be proposed in building bye-laws. 1) Govt. Circular No.TPS/2487/1680/CR-277/UD-9, dt. 15 Feb. 1982 in respect of flour mill 2) Govt. Circular No.D.C.R./1094/2829/UD-11,dt.19 Sept. 1985 in respect of installation of Solar water Heating System. 3) Govt. Circular No.1971/55827/W-4,dt.7.Oct.1971 in respect of additional FSI for Luxury Hotels with grading of three star and above 4) Public-Semi public user, if existing use is in the rented/private premises shall be treated as falling in Residential/Adjoining Zone on having vacated such use 5) In the Public-Semi public Zone, 15% Built up area on Net area of the same, plot shall be allowed for commercial use on roads in R-2 Zone for Govt/Semi Govt and registered educational, Charitable and Social institutions.	Sanctioned as proposed.

6) Director of Town Planning, Maharashtra State, Pune's Circular No.विकास प्रबन्धनीतिविभाग ३८.

<p>दि.२३ वर्षात्मक, २००० वर्गमीटर, नियंत्रित स्थान, जिसमें अन्य कार्यालयों का उपयोग होना चाहिए।</p> <p>७) Following entry from Appendix-J , Rule-J-८ (viii) shall proposed to be deleted</p> <p>"Easement shall be permitted only for business building (Banks) storage rooms, bank lockers.</p> <p>८) Following new user shall be proposed to be allowed under Appendix -G of building Bylaws and D.C. Rules. Rule-G-१. (g) :- Petrol pump would be Permissible in Green zone/ No Development Zone on following condition</p> <p>i) Site should be adjoining to highway ii) It is necessary to obtain NOC from highway authority iii) It is necessary to obtain NOC from Petroleum Department of Central Govt. iv) It is necessary to obtain NOC from Chief Controller of Explosives.</p> <p><u>New Rule-G-४.२</u> Land designated as existing industries are allowed to be develop for adjoining user if that industrial use is "non confirming use" Chief Officer should be independently entertain Development permission for adjoining use in consultation with Director of Town Planning Maharashtra State, Pune.</p>

Note :- This Notification is also available on Government website www.uktar.nic.in

By order and in the name of Governor of Maharashtra,

M. Bhargave
(Maharaj Bhargave)
Section Officer